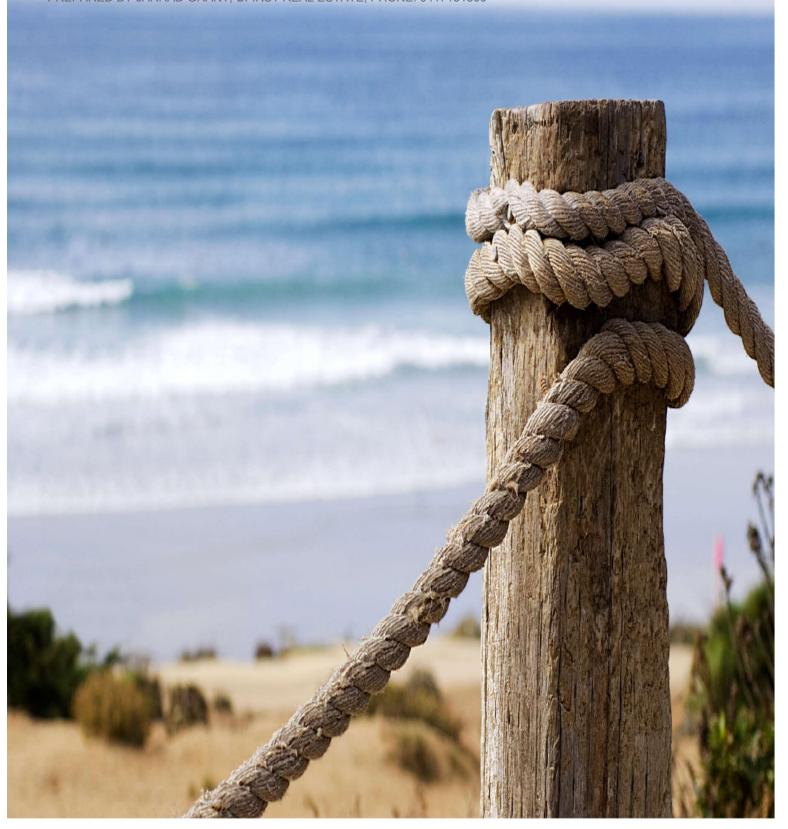
STATEMENT OF INFORMATION

18/2 SPRAY STREET, FRANKSTON, VIC 3199

PREPARED BY JARRAD GRANT, UFIRST REAL ESTATE, PHONE: 0417131500







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18/2 SPRAY STREET, FRANKSTON, VIC 🔑 2 🕒 1







Indicative Selling Price

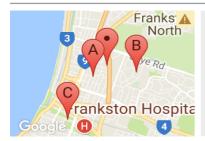
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$365,000 to \$395,000

Provided by: Jarrad Grant, Ufirst Real Estate

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$605,180

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3/41 FINLAY ST, FRANKSTON, VIC 3199







Sale Price

\$371,250

Sale Date: 28/02/2018

Distance from Property: 466m





12/44 FRANK ST, FRANKSTON, VIC 3199







Sale Price

\$390,000

Sale Date: 30/10/2017

Distance from Property: 784m





8/72 HIGH ST, FRANKSTON, VIC 3199







Sale Price

\$375,000

Sale Date: 06/03/2018

Distance from Property: 1.9km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

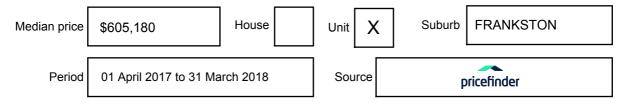
Address Including suburb and postcode	18/2 SPRAY STREET, FRANKSTON, VIC 3199
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$365,000 to \$395,000

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/41 FINLAY ST, FRANKSTON, VIC 3199	\$371,250	28/02/2018
12/44 FRANK ST, FRANKSTON, VIC 3199	\$390,000	30/10/2017
8/72 HIGH ST, FRANKSTON, VIC 3199	\$375,000	06/03/2018